


GROWTH MANAGEMENT DEPARTMENT  
M E M O R A N D U M

**TO:** Distribution

**FROM:** Dwight R. Arnold, Jr.   
Land Use & Environmental Services Administrator

**DATE:** February 26, 2004

**SUBJ:** Russell Corners Phase II Type B Site Plan (TSP030131)  
Russell Corners Phase II Preliminary Plat (TSD030044)  
Copy signed by Development Review Staff  
Tax I.D.: 11-09-20-232-0000

Enclosed please find a copy of the Russell Corners Phase II Type B Site Plan and Preliminary Plat, conditionally approved by the City of Tallahassee Development Review Committee on January 26, 2004. The signatures by each development review staff person's name signifies that the conditions imposed upon the site plan by the Development Review Committee have been satisfied.

Distribution:

- Way Schuck, Growth Management Department
- Wayne Tedder, Tallahassee-Leon County Planning Department
- Linda Dunning, Public Works Traffic Engineering
- Marvin Moran, Public Works Engineering
- Ken Will, Water and Sewer Department
- Mike Waters, Leon County Property Appraiser's Office
- File

Attachment

LEON COUNTY DEPARTMENT OF  
Growth & Environmental Management  
Development Services Division  
Addressing Unit  
3601 West Thayer Street  
Tallahassee, Florida 32303  
(850) 488-9300  
FAX 487-7956

Mr. Dixie L. Russell  
1690 Raymond Diehl Rd.  
Tallahassee, FL 32308

February 24, 2004

RE: Street Name approval for the proposed Russell Corners Office Park

Dear Mr. Russell:

The following street name has been approved based on Ordinance # 95-21 of the Leon County Code of Laws. The approved name will be placed on the street name reserve list, however if no development occurs within a three-year time frame a new street name application will need to be submitted.

Please be aware that before the official notification to all E-911 user agencies can be completed for the newly named roadway in this development, we will need a copy of the City of Tallahassee DRC's approved plat at the administrative release level.

Also, be advised that the developer is responsible for erecting the street sign associated within this new development. Street signs must be erected in accordance with City specifications. For information on the specifications, please contact, Mr. Ross Airom, City of Tallahassee Traffic Engineering Division at (850) 891-8261.

**Russell Corners Office Park:**

Barrington Cir.

Should you have any questions or concerns, I can be reached at (850) 488-9300.

Sincerely,

Lisa Oglesby  
Addressing Team Leader

CC: Wade Pitt, COT Land Use Administrator  
Ross Airom, COT, Super. Traffic Studies  
Jay Schuck, COT Senior Planning

# RUSSELL CORNERS II

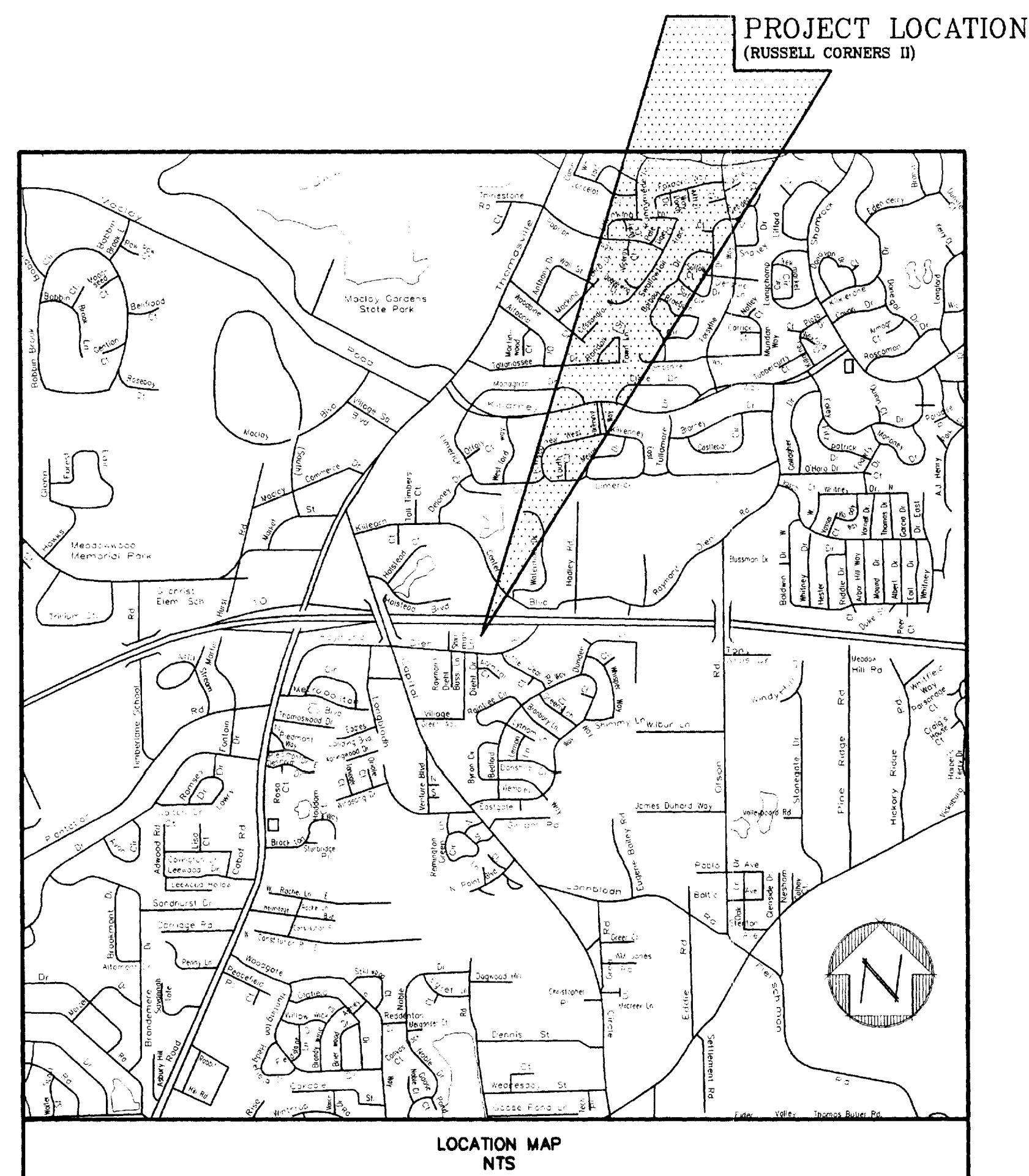
## (TYPE "B" SITE PLANS / PRELIMINARY PLAT)

### PROJECT DATA

- DEVELOPMENT NAME: RUSSELL CORNERS II
- DEVELOPER: ELLIOTT & RUSSELL DEVELOPMENT, INC.  
1690 RAYMOND DIEHL ROAD  
TALLAHASSEE, FLORIDA 32308  
850-385-4646
- APPLICANT: ELLIOTT & RUSSELL DEVELOPMENT, INC.  
1690 RAYMOND DIEHL ROAD  
TALLAHASSEE, FLORIDA 32308  
850-385-4646
- ENGINEER: NAPIER ENGINEERING, INC.  
3436 GALLANT FOX TRAIL  
TALLAHASSEE, FLORIDA 32309  
850-668-9887
- SUPPORT: CORNERSTONE LAND SURVEYING, INC.  
715 N. CALHOUN STREET  
TALLAHASSEE, FLORIDA 32303  
850-668-7330
- TAX ID NO.: 11-09-20-232-0000
- PARCEL AREA: 168,686.60 SQ.FT. (3.873 AC)
- PROPOSED PROJECT SITE PLAN AREA: 168,686.60 SQ.FT. (3.873 AC)
- ZONING: OR-1
- PROPOSED BUILDING FLOOR AREA: 37,600 SQ.FT. (22.28%)
- FLOOR AREA RATIO: 37,600 SQ.FT. / 168,686.60 SQ.FT. = 0.2229
- PROPOSED IMPERVIOUS AREA: 102,830.88 SQ.FT. (60.89%)
- PROPOSED LANDSCAPED AREA: 56,780.92 SQ.FT. (33.62%)
- CANOPY COVERAGE: (7,622 SQ.FT./22,633 SQ.FT.)(100%) = 33.68%
- VEHICULAR USE AREA: 50,376.09 SF
- INTERIOR LANDSCAPE ISLAND AREA REQUIRED: (50,376.09 SF / 5,000) X (400) = 4,030.09 SF
- INTERIOR LANDSCAPE ISLAND AREA PROVIDED: 4111.34 SF
- URBAN FOREST / MANAGED CONSERVATION AREA: 14,316.77 SQ.FT. (8.48%)
- STORMWATER MANAGEMENT FACILITY AREA: 9,256.80 SQ.FT. (5.48%)
- LIMITS OF CONSTRUCTION/DEVELOPED AREA: 154,551.83 SQ.FT. (3.548 AC.)
- PROPOSED PARKING INFO: 83 STANDARD SPACES  
66 COMPACT SPACES  
6 HANDICAP SPACES
- BUILDING HEIGHTS ARE ONE (1) STORY.
- BUILDING SETBACKS: FRONT: 25 FEET  
SIDES: 5 FEET  
REAR: 10 FEET

### SPECIAL NOTES

- THE ONSITE STORMWATER MANAGEMENT FACILITY INFRASTRUCTURE WILL BE MAINTAINED UNDER A PROPERTY OWNERS ASSOCIATION.
- THE PROJECTS INFRASTRUCTURE WILL COMMENCE UPON PERMIT APPROVALS AND IS ANTICIPATED TO TAKE APPROXIMATELY SIX (6) MONTHS TO COMPLETE.
- BEFORE APPLYING FOR A BUILDING PERMIT, BUILDING PLANS MUST BE REVIEWED AND APPROVED BY THE ELECTRIC, SOLID WASTE AND CROSS CONNECTION COORDINATOR.
- NON-RESIDENTIAL AIR-CONDITIONING COMPRESSORS GREATER THAN TEN (10) TONS ARE SUBJECT TO A 200 FOOT SETBACK FROM RESIDENTIAL PROPERTIES.
- SITE LIGHTING SHALL BE DIRECTED AWAY FROM RESIDENTIAL PROPERTIES AND AS PRESCRIBED BY SECTION 10.6KK.8 OF THE CITY LDR'S.  
LIGHTING STANDARDS: NIGHT TIME LIGHTING SHALL NOT EXCEED 0.5 VERTICAL SURFACE FOOT CANDLE MEASURED AT THE PROPERTY LINE 6 FEET ABOVE GRADE. LIGHTING STANDARDS SHALL NOT EXCEED 12 FEET IN HEIGHT AND SHALL HAVE RECESSED BULBS AND FILTERS WHICH CONCEAL THE SOURCE OF ILLUMINATION. NO WALL OR ROOF MOUNTED FLOOD OR SPOT LIGHTS USED AS GENERAL GROUNDS LIGHTING ARE PERMITTED. SECURITY LIGHTING IS PERMITTED.
- MANAGED NATURAL AREA SHALL BE PLACED IN COMMON AREA.
- SITE PLAN SHALL MEET ALL ADA REQUIREMENTS.



### INDEX OF SHEETS

SHEET NO.	SHEET TITLE
C1	COVER SHEET
C2 (1 OF 1)	EXISTING CONDITIONS (SITE SURVEY)
C3	SITE PLAN
C4	SITE GRADING, PAVING, DRAINAGE, & UTILITIES
C4.1	AERIAL PHOTO & SITE DISTANCE LINE OF SIGHT
C5	PRELIMINARY PLAT

### TYPE B SITE PLAN

CITY GROWTH MANAGEMENT DEPARTMENT *[Signature]* 2/20/04  
NAME AND TITLE DATE

CITY UTILITY SERVICES DEPARTMENT *[Signature]* 2/15/04  
NAME AND TITLE DATE

CITY PUBLIC WORKS DEPARTMENT *[Signature]* 2/12/04  
NAME AND TITLE DATE

TALLAHASSEE - LEON COUNTY PLANNING DEPARTMENT *[Signature]* 2/16/04  
NAME AND TITLE DATE

EXPIRES 10/4/07

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715 N. CALHOUN STREET  
TALLAHASSEE, FLORIDA 32303  
850-668-7330
- TAX ID NO.: 11-09-20-232-0000
- PARENT PARCEL AREA: 168,686.60 SQ.FT. (3.873 AC.)
- ZONING: OR-1
- LOT NO.1: LOT AREA: 19,110.63 SQ.FT. (0.439 AC.)  
LANDSCAPE AREA: 5,346.15 SQ.FT. (27.97%)  
CANOPY COVERAGE: (748 SQ.FT. / 2,336 SQ.FT.) X 100% = 32.02%  
BUILDING AREA: 4,700 SQ.FT.
- LOT NO.2: LOT AREA: 20,908.41 SQ.FT. (0.480 AC.)  
LANDSCAPE AREA: 5,476.73 SQ.FT. (26.19 %)  
CANOPY COVERAGE: (1,546 SQ.FT. / 4,330 SQ.FT.) X 100% = 35.70%  
BUILDING AREA: 4,700 SQ.FT.
- LOT NO.3: LOT AREA: 16,262.25 SQ.FT. (0.373 AC.)  
LANDSCAPE AREA: 5,017.79 SQ.FT. (30.86%)  
CANOPY COVERAGE: (730 SQ.FT. / 2,211 SQ.FT.) X 100% = 33.02%  
BUILDING AREA: 4,700 SQ.FT.
- LOT NO.4: LOT AREA: 19,413.51 SQ.FT. (0.446 AC.)  
LANDSCAPE AREA: 4,960.22 SQ.FT. (25.55 %)  
CANOPY COVERAGE: (581 SQ.FT. / 2,340 SQ.FT.) X 100% = 24.83%  
BUILDING AREA: 4,700 SQ.FT.
- LOT NO.5: LOT AREA: 20,131.73 SQ.FT. (0.462 AC.)  
LANDSCAPE AREA: 5,098.32 SQ.FT. (25.32 %)  
CANOPY COVERAGE: (1,004 SQ.FT. / 3,296 SQ.FT.) X 100% = 30.46%  
BUILDING AREA: 4,700 SQ.FT.
- LOT NO.6: LOT AREA: 17,981.71 SQ.FT. (0.413 AC.)  
LANDSCAPE AREA: 4,682.23 SQ.FT. (26.04%)  
CANOPY COVERAGE: (395 SQ.FT. / 988 SQ.FT.) X 100% = 39.98%  
BUILDING AREA: 4,700 SQ.FT.
- LOT NO.7: LOT AREA: 20,952.93 SQ.FT. (0.481 AC.)  
LANDSCAPE AREA: 5,812.93 SQ.FT. (29.65%)  
CANOPY COVERAGE: (1,879 SQ.FT. / 4,804 SQ.FT.) X 100% = 39.11%  
BUILDING AREA: 4,700 SQ.FT.
- LOT NO.8: LOT AREA: 19,603.09 SQ.FT. (0.450 AC.)  
LANDSCAPE AREA: 5,812.93 SQ.FT. (29.65%)  
CANOPY COVERAGE: (739 SQ.FT. / 2,328 SQ.FT.) X 100% = 31.74%  
BUILDING AREA: 4,700 SQ.FT.
- URBAN FOREST/OPEN SPACE AREA: 14,317 SQ.FT. (8.48%)  
(13,353 SQ.FT. REQUIRED)
- ALL ADA MINIMUM CRITERIA FOR SIDEWALKS IN THIS DEVELOPMENT SHALL BE MET.
- A COMPLETE SET OF SIDEWALK CONSTRUCTION PLANS SHALL BE SUBMITTED TO PUBLIC WORKS TRAFFIC ENGINEERING AT THE TIME OF ENVIRONMENTAL PERMITTING. THE PLANS SHALL INCLUDE PLAN, PROFILE, AND CROSS-SECTIONS.

**NEI**  
Napier Engineering, Inc.  
3436 Gallant Fox Trail  
Tallahassee, Florida 32309  
Land Planning - Civil Engineering - Permitting  
Phone: (850) 668-9887 Fax: (850) 668-9823  
mailto:napien-engineering-inc.com

RUSSELL CORNERS II

PROJECT

COVER SHEET

SHEET TITLE

ELLIOTT & RUSSELL  
DEVELOPMENT, INC.

CLIENT

RESPONSE TO COTM	TIN	1/9/04
RESPONSE TO COTM	TIN	1/29/04

DRAWN BY:	TLN	C1
CHECKED BY:	TLN	
DATE:	12/18/03	
SCALE:	AS SHOWN	
PROJECT NO:	03-010	
CAD NO:	03010CS-B	
SHEET NO.		

NOT ADOPTED: EMBOSSED  
1/17/04  
SEAL

COPYRIGHT © 2003 NAPIER ENGINEERING, INC.

RECD JAN 30 2004

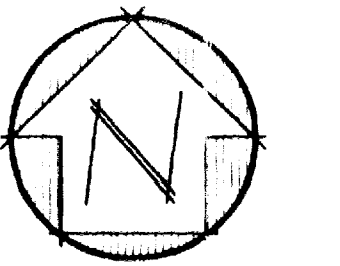


A BOUNDARY AND TOPOGRAPHIC SURVEY FOR MARKET DEVELOPMENT SERVICES, INC.  
RECORDED IN O.R. BOOK 1618, PAGE 2372 AND LOCATED IN SECTION 9  
LOCATED IN SECTION 9, TOWNSHIP 1 NORTH, RANGE 1 EAST  
LEON COUNTY, FLORIDA

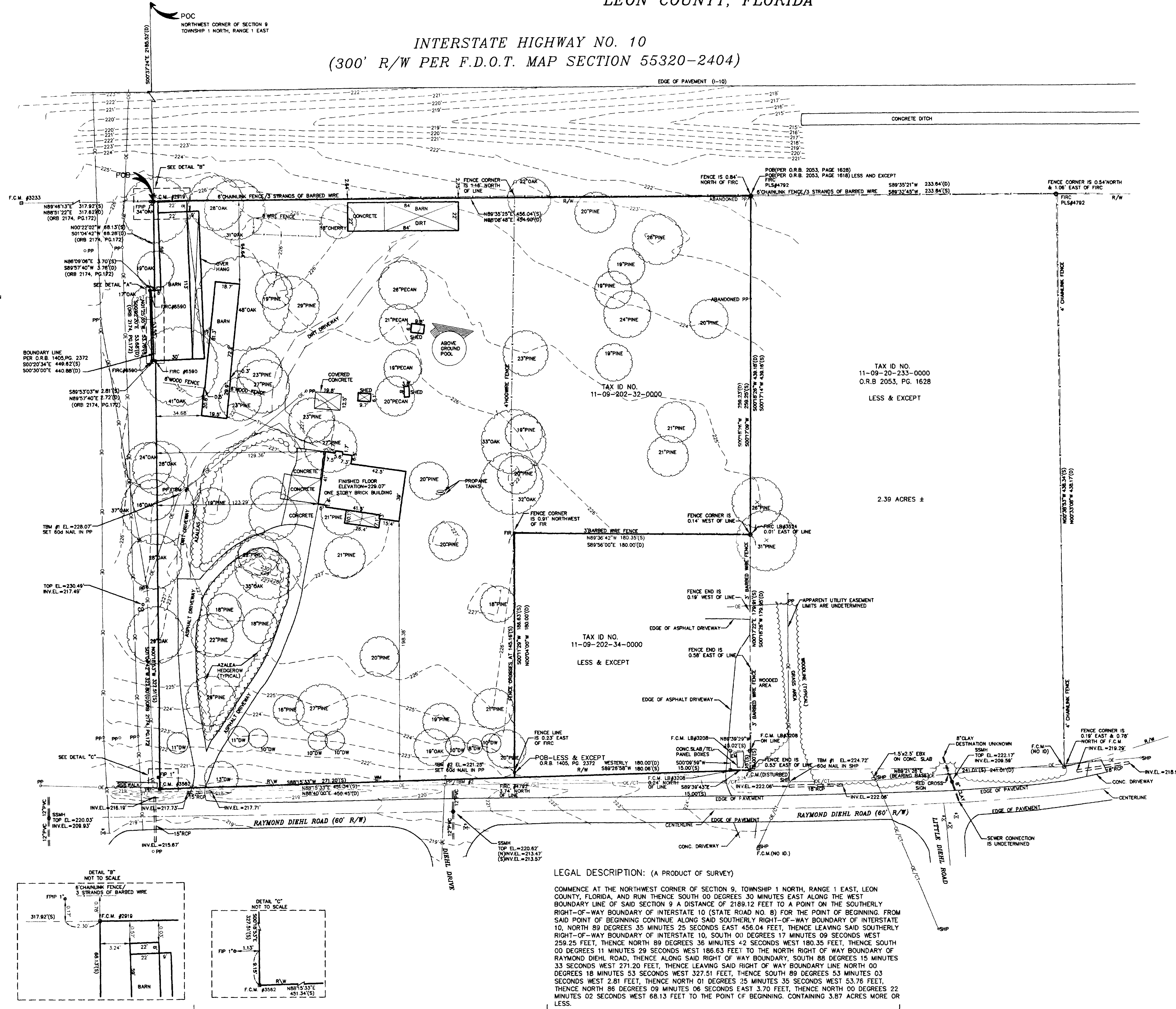
LEGEND

FCM FOUND 4"x4" CONCRETE MONUMENT  
SR SET 5/8" IRON PIPE WITH CAP  
LP LIGHT POLE  
FIRC FOUND 5/8" IRON ROD WITH CAP  
FIR FOUND 5/8" IRON ROD  
(S) SURVEY CALL  
(P) PLAT CALL  
(D) DEED CALL  
TPO TELEPHONE PEDESTAL  
POC POINT OF COMMENCEMENT  
POB POINT OF BEGINNING  
R/W RIGHT OF WAY  
O.R.B. OFFICIAL RECORD BOOK  
✓ BROKEN SCALE  
-X- FENCE  
CO CLEAN OUT  
DW DOG WOOD  
SPH SPRINKLER HEAD  
GM GAS METER  
EM ELECTRIC METER  
TEL TELEPHONE  
OR WAY DRIVE WAY  
ELEC ELECTRIC  
WM WATER METER  
BF BACK FLOW PREVENTER  
WV WATER VALVE  
FH FIRE HYDRANT  
CATERLINE  
EBX ELECTRIC BOX  
OE/CY OVERHEAD ELECTRIC WITH CABLE TV LINE  
SHP SHARED UTILITIES POLE  
EL ELEVATION  
INV. EL. INVERT ELEVATION  
SSMH SANITARY SINKER MANHOLE  
TEL TELEPHONE  
F.D.O.T. FLORIDA DEPARTMENT OF TRANSPORTATION  
TV TELEVISION CABLE  
DE OVERHEAD ELECTRIC LINE

INTERSTATE HIGHWAY NO. 10  
(300' R/W PER F.D.O.T. MAP SECTION 55320-2404)



0 40 80  
SCALE: 1" = 40'



LEGAL DESCRIPTION: (AS RECORDED IN O.R.B. 2053, PG. 1618 OF THE OFFICIAL PUBLIC RECORDS OF LEON COUNTY, FLORIDA.)

COMMENCE AT THE NORTHWEST CORNER OF SECTION 9, TOWNSHIP 1 NORTH, RANGE 1 EAST, LEON COUNTY, FLORIDA, AND RUN THENCE SOUTH 00 DEGREES 30 MINUTES EAST ALONG THE WEST BOUNDARY LINE OF SAID SECTION 9 A DISTANCE OF 2189.12 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY BOUNDARY OF INTERSTATE 10 (STATE ROAD NO. 8) FOR THE POINT OF BEGINNING. FROM SAID POINT OF BEGINNING CONTINUE THENCE SOUTH 00 DEGREES 30 MINUTES EAST ALONG THE WEST BOUNDARY OF SAID SECTION 9 A DISTANCE OF 440.88 FEET TO A POINT ON THE NORTHERLY MAINTAINED RIGHT-OF-WAY OF RAYMOND DIEHL ROAD, THENCE NORTH 88 DEGREES 40 MINUTES EAST ALONG SAID NORTHERLY MAINTAINED RIGHT-OF-WAY BOUNDARY 691.46 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY BOUNDARY OF AN EXISTING 60.0 FOOT ROADWAY, THENCE NORTH 00 DEGREES 26 MINUTES WEST ALONG SAID WESTERLY RIGHT-OF-WAY BOUNDARY 447.17 FEET TO THE SOUTHERLY RIGHT-OF-WAY BOUNDARY OF SAID INTERSTATE 10 (STATE ROAD NO. 8), THENCE SOUTH 88 DEGREES 08 MINUTES 48 SECONDS WEST ALONG SAID SOUTHERLY RIGHT-OF-WAY BOUNDARY 692.10 FEET TO THE POINT OF BEGINNING, CONTAINING 7.05 ACRES, MORE OR LESS.

LESS AND EXCEPT

COMMENCE AT THE NORTHWEST CORNER OF SECTION 9, TOWNSHIP 1 NORTH, RANGE 1 EAST, LEON COUNTY, FLORIDA, AND RUN THENCE SOUTH 00 DEGREES 30 MINUTES EAST ALONG THE WEST BOUNDARY LINE OF SAID SECTION 9 A DISTANCE OF 2630 FEET TO POINT ON THE NORTH RIGHT OF WAY BOUNDARY OF THE RAYMOND DIEHL ROAD, THENCE RUN NORTH 88 DEGREES 40 MINUTES EAST ALONG SAID BOUNDARY OF SAID ROAD 271.46 FEET TO THE POINT OF BEGINNING FROM SAID POINT OF BEGINNING RUN THENCE NORTH 00 DEGREES 04 MINUTES EAST 180.0 FEET, THENCE SOUTH 89 DEGREES 56 MINUTES EAST 180.0 FEET, THENCE SOUTH 00 DEGREES 04 MINUTES EAST 160.0 FEET MORE OR LESS, OR TO THE NORTH BOUNDARY OF SAID RAYMOND DIEHL ROAD, THENCE WESTERLY ALONG THE NORTH BOUNDARY OF RAYMOND DIEHL ROAD 180.0 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

ALSO LESS AND EXCEPT

Commence at a found 6 inch terra cotta monument marking the Northwest Corner of Section 9, Township 1 North, Range 1 East, Leon County, Florida, and thence run South 00 degree 37 minutes 24 seconds East along the West Boundary of said Section 9 to the point of intersection with the South Right of Way Boundary of Interstate Highway No. 10 (said point of intersection being marked by a found 3/4 inch pinched pipe), a distance of 2185.52 feet, thence run North 89 degrees 35 minutes 21 seconds East along the South Right of Way Boundary of Interstate Highway No. 10 to a set 5/8 inch iron pin (4792), a distance of 458.44 feet for a POINT OF BEGINNING.

Thence from said POINT OF BEGINNING, run South 00 degree 18 minutes 26 seconds West to a found 5/8 inch iron pin (Aluminum Cap), a distance of 259.23 feet, thence continue South 00 degree 18 minutes 26 seconds West to a point of intersection with the North Right of Way Boundary of Raymond Diehl Road (said point of intersection being marked by a found 4 inch by 4 inch concrete monument, a distance of 179.85 feet, thence run North 89 degrees 21 minutes 26 seconds East to a found 4 inch by 4 inch concrete monument, a distance of 241.01 feet, thence run North 00 degree 33 minutes 08 seconds West to a point of intersection with the South Right of Way Boundary of Interstate Highway No. 10 (said point of intersection being marked by a set 5/8 inch iron pin 4792), a distance of 438.17 feet, thence run South 89 degrees 35 minutes 21 seconds West along the South Right of Way Boundary of Interstate Highway No. 10 a distance of 233.64 feet back to the POINT OF BEGINNING, containing 2.390 acres, more or less.

REPORT OF BOUNDARY AND TOPOGRAPHIC SURVEY

BEARINGS FOR THIS SURVEY ARE BASED ON A BEARING OF NORTH 89 DEGREES 21 MINUTES 26 SECONDS EAST WHICH IS POSSIBLE. THE BOUNDARY LINE OF RAYMOND DIEHL ROAD AS RECORDED IN OFFICIAL RECORD BOOK 2053, PAGE 1628 OF THE PUBLIC RECORDS OF LEON COUNTY, FLORIDA.

SUBSURFACE UTILITIES AND IMPROVEMENTS WERE NOT LOCATED, EXCEPT AS SHOWN. NO DETERMINATION WAS MADE AS TO HOW THE SITE CAN OR IS BEING SERVED WITH UTILITIES.

FIELD WORK WAS COMPLETED OCTOBER 16, 2003.

THERE MAY BE OTHER RESTRICTIONS OF RECORD NOT SHOWN ON THIS SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF LEON COUNTY, FLORIDA.

THE HEREON SIGNED SURVEYOR HAS NOT BEEN PROVIDED A CURRENT TITLE OPINION OR ABSTRACT OF MATTERS AFFECTING TITLE OR BOUNDARY TO THE SUBJECT PROPERTY. IT IS POSSIBLE THERE ARE DEEDS OF RECORD, UNRECORDED DEEDS, EASEMENTS OR OTHER INSTRUMENTS WHICH COULD AFFECT THE BOUNDARIES. THE LOCATION OF THE PROPERTY WAS PHYSICALLY SHOWN TO THIS SURVEYOR BY THE CLIENT. NO OTHER INFORMATION AS TO INSTRUMENTS OF RECORD WERE PROVIDED FOR THIS SURVEY. INFORMATION USED TO PERFORM THIS SURVEY WAS GATHERED FROM THE OFFICIAL RECORDS OF LEON COUNTY, FLORIDA.

THIS SURVEY DOES NOT DETERMINE OWNERSHIP OF PROPERTY.

THIS SURVEY ACHIEVED A CLOSED GEOMETRIC FIGURE THAT MEETS AND EXCEEDS THE FLORIDA MINIMUM STANDARDS (61017-6 FAC) AS CLASSIFIED AS "COMMERCIAL/HIGH RISK".

UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER, THIS MAP/REPORT IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID.

ALL MEASURED DISTANCES AND DIRECTIONS SHOWN ON THE SURVEY MAP ARE BASED ON ACTUAL FIELD MEASUREMENTS UNLESS NOTED OTHERWISE.

UNDERGROUND FOUNDATION STRUCTURES WERE NOT LOCATED.

THE ELEVATIONS SHOWN ON THE SURVEY MAP ARE BASED ON A BENCHMARK ESTABLISHED BY THE FLORIDA DEPARTMENT OF TRANSPORTATION WHICH IS A CONCRETE MONUMENT WITH A BRASS DISK STAMPED "FLOOT 55-01-H21V, WITH A REPORTED ELEVATION OF 223.48' (NAVD 88 DATUM).

THE JOG IN THE WEST BOUNDARY LINE OF THE SUBJECT PROPERTY WAS DISCOVERED DURING THE COURSE OF THIS SURVEY, AND IS AN AGREEMENT LINE BETWEEN CURRENT PROPERTY OWNERS OF SUBJECT TRACT AND PREVIOUS OWNER OF ADJACENT PROPERTY TO THE WEST. A REVISED LEGAL DESCRIPTION WAS NOT FOUND IN THE PUBLIC RECORDS AND THE CURRENT PROPERTY OWNER DID NOT REMEMBER RECORDING ANY ADDITIONAL LEGAL DESCRIPTION.

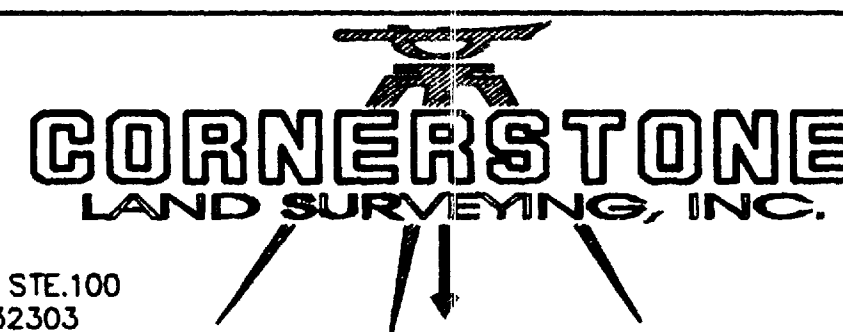
CERTIFICATION

In my opinion this is a true representation of the property shown hereon, and that this survey meets the Minimum Technical Standards as set forth by the Florida Board of Professional Surveyors and Mappers in Chapter 61G17-6, Florida Administrative Code, pursuant to Section 472.027 Florida Statutes.

*Richard W. Phillips* 12/18/03  
Richard W. Phillips  
Professional Surveyor and Mapper F.R.C.#5557

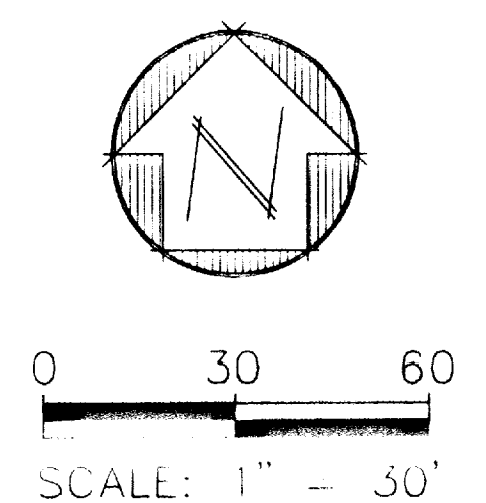
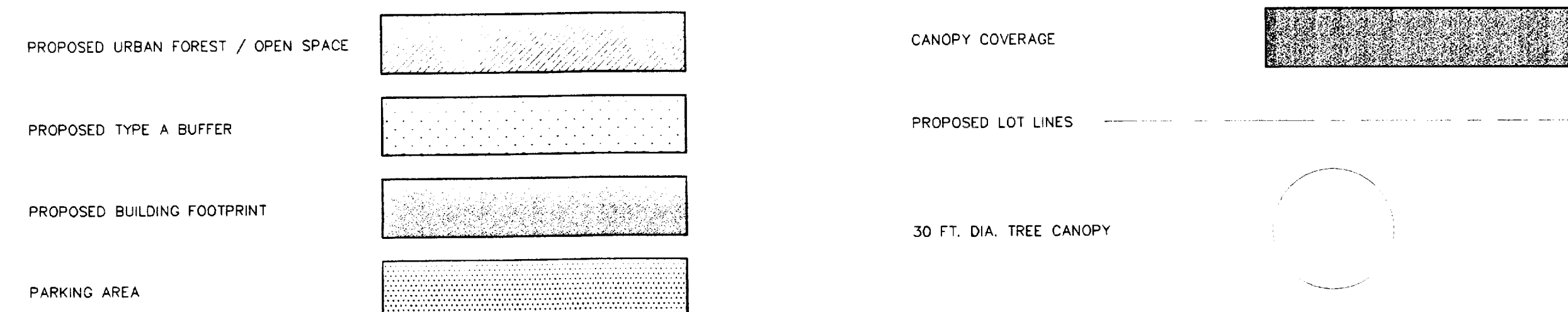
E:\Land Projects\James Jarrett\PA\DIHL.dwg\PA\DIHL 2002-32-34.dwg 10/24/03

KEY	DATE	REVISIONS	F.B. PAGE	CERTIFICATE OF AUTHORIZATION LB 6808	PROJECT	CLIENT
			40/71	THIS SURVEY MAP AND THE NOTES SHOWN HEREON ARE NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF THE FLORIDA LICENSED SURVEYOR AND MAPPER WHOSE NAME APPEARS IN THE CERTIFICATION. THE MAP AND NOTES ARE NOT COMPLETE WITHOUT THE OTHER. REPRODUCTION OF THIS MAP WITHOUT THE EXPRESSED WRITTEN CONSENT OF THE HEREON SIGNED SURVEYOR AND MAPPER IS PROHIBITED.	3.87 ACRE PARCEL ON RAYMOND DIEHL ROAD	MARKET DEVELOPMENT SERVICES, INC.
			SKETCH DATE 10/24/03	OFFICE ADDRESS: 715 N. CALHOUN STREET, STE.100 TALLAHASSEE, FLORIDA 32303	SHEET TITLE BOUNDARY AND TOPOGRAPHIC SURVEY	JOB NO. MDS03RDR SHEET NO. 1 of 1

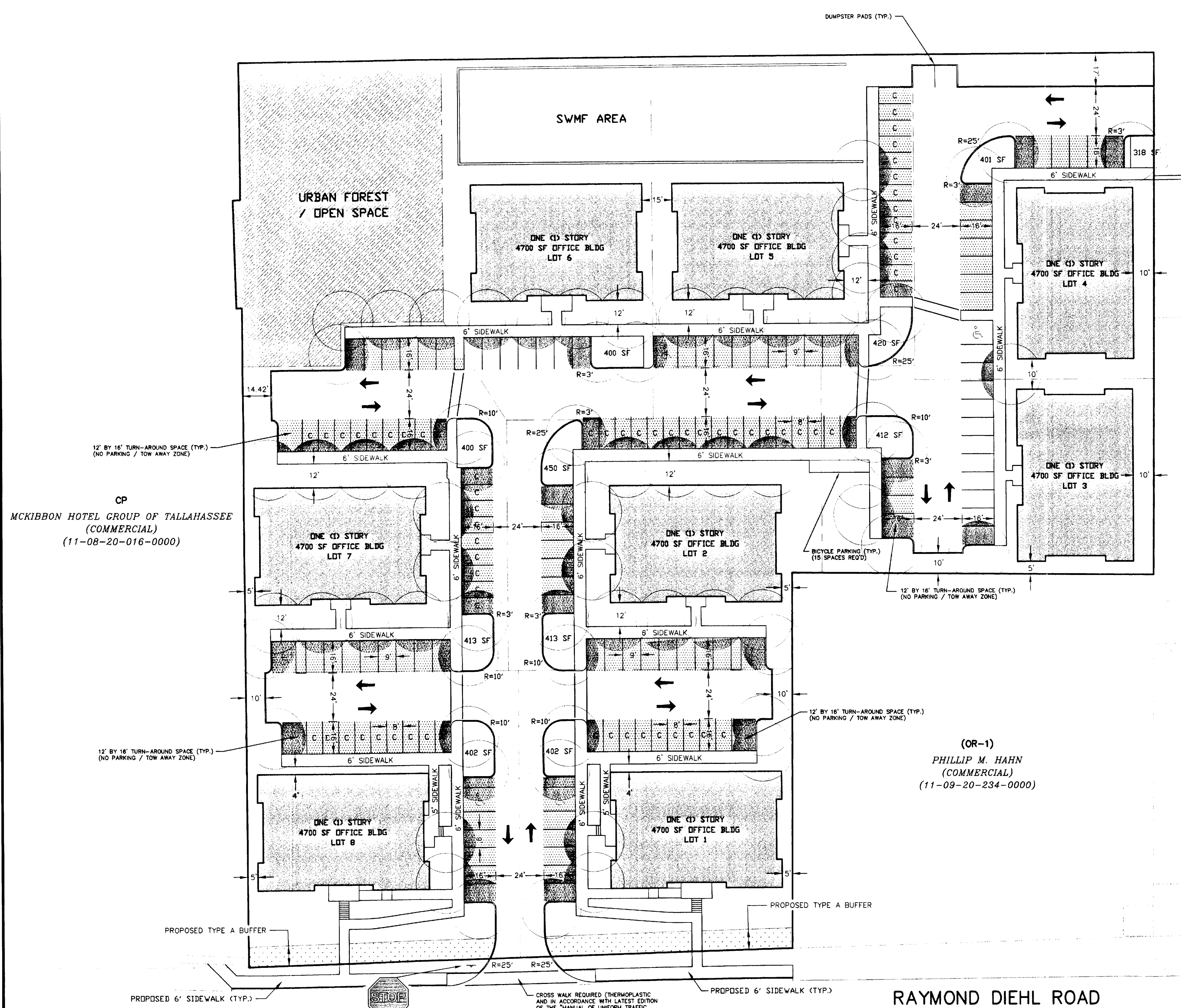


PHONE: (850) 668-7330  
MOBILE: (850) 933-7115  
FAX: (850) 894-9693





INTERSTATE 10



**TYPE B SITE PLAN DATA**

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CANOPY COVERAGE: (395 SQ.FT. / 988 SQ.FT.) X 100% = 39.98%  
BUILDING AREA: 4,700 SQ.FT.
- LOT NO.7: LOT AREA: 20,952.93 SQ.FT. (0.481 AC.)  
LANDSCAPE AREA: 5,498.35 SQ.FT. (26.24%)  
CANOPY COVERAGE: (1,879 SQ.FT. / 4,804 SQ.FT.) X 100% = 39.11%  
BUILDING AREA: 4,700 SQ.FT.
- LOT NO.8: LOT AREA: 19,603.09 SQ.FT. (0.450 AC.)  
LANDSCAPE AREA: 5,812.93 SQ.FT. (29.65%)  
CANOPY COVERAGE: (735 SQ.FT. / 2,328 SQ.FT.) X 100% = 31.74%  
BUILDING AREA: 4,700 SQ.FT.
- URBAN FOREST/OPEN SPACE AREA: 14,317 SQ.FT. (0.48%)  
(13,353 SQ.FT. REQUIRED)
- ALL ADA MINIMUM CRITERIA FOR SIDEWALKS IN THIS DEVELOPMENT SHALL BE MET.
- A COMPLETE SET OF SIDEWALK CONSTRUCTION PLANS SHALL BE SUBMITTED TO PUBLIC WORKS TRAFFIC ENGINEERING AT THE TIME OF ENVIRONMENTAL PERMITTING. THE PLANS SHALL INCLUDE PLAN, PROFILE, AND CROSS-SECTIONS.

CP  
MCKIBBON HOTEL GROUP OF TALLAHASSEE  
(COMMERCIAL)  
(11-08-20-016-0000)

(OR-1)  
PHILLIP M. HAHN  
(COMMERCIAL)  
(11-09-20-234-0000)

(OR-1)  
ELLIOTT & RUSSELL  
DEVELOPMENT, INC.  
(RUSSELL CORNERS)  
(LIMITED PARTITION, LOTS 1-5)  
(11-09-20-233-0000)

(OR-1)  
JACK C. JOHNSON  
(RESIDENTIAL)  
(11-09-20-228-0000)

(R-3)  
AMI VILLAGE GREEN, INC.  
(COMMERCIAL)  
(11-08-75-A-0061)

(RP-2)  
GERALD CULBRETH  
(RESIDENTIAL)  
(11-09-90-000-0010)

(RP-2)  
HAL E. MCCORD  
(RESIDENTIAL)  
(11-09-90-000-0021)

(RP-2)  
ERNEST M. HOWARD, JR.  
(RESIDENTIAL)  
(11-09-90-000-0020)

(RP-2)  
FRANK C. DAIERNIA  
(RESIDENTIAL)  
(11-09-15-00-0060)

(RP-1)  
HILDA W. CARTER TRUST  
(RESIDENTIAL)  
(11-09-20-606-0000)

**NEI**  
Napier Engineering, Inc.  
3436 Gullant Fox Trail  
Tallahassee, Florida 32309  
Land Planning - Civil Engineering - Permitting  
Phone: (850) 668-9887 Fax: (850) 668-9887  
mail@napier-engineering-inc.com

**RUSSELL CORNERS II**

**SITE PLAN**

**ELLIOTT & RUSSELL DEVELOPMENT, INC.**

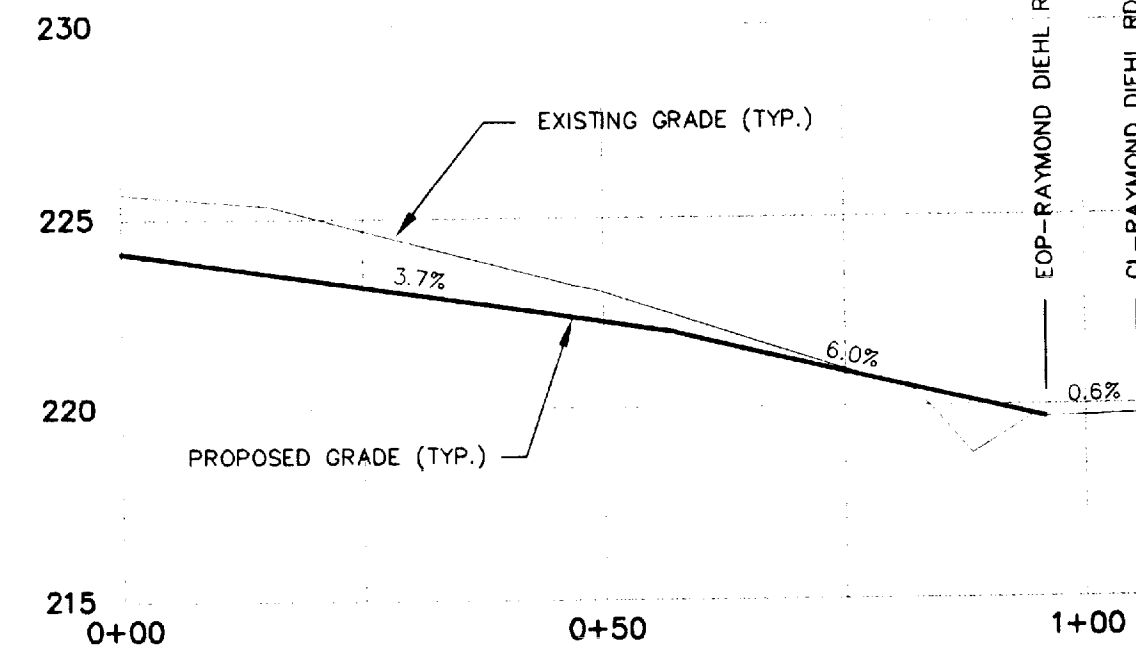
RESPONSE TO	DATE	BY
TO COTM	11/17/04	TJN

DESIGNED BY:	TJN
DATE:	12/18/03
SCALE:	1" = 30'
PROJECT NO.:	03-010
CAD NO.:	03010SP-B
SHEET NO.:	C3

NOT VALID UNLESS EMBOSSED  
THOUGH NAPIER, INC. 11/17/04

COPYRIGHT © 2003 NAPIER ENGINEERING, INC.



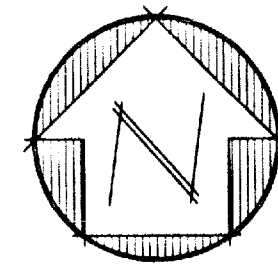


DRIVEWAY SECTION A-A

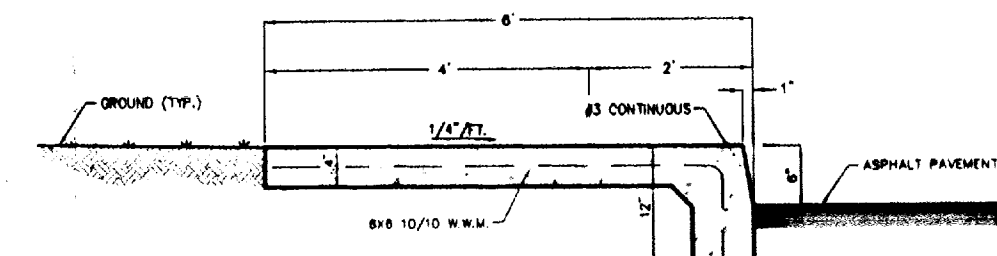
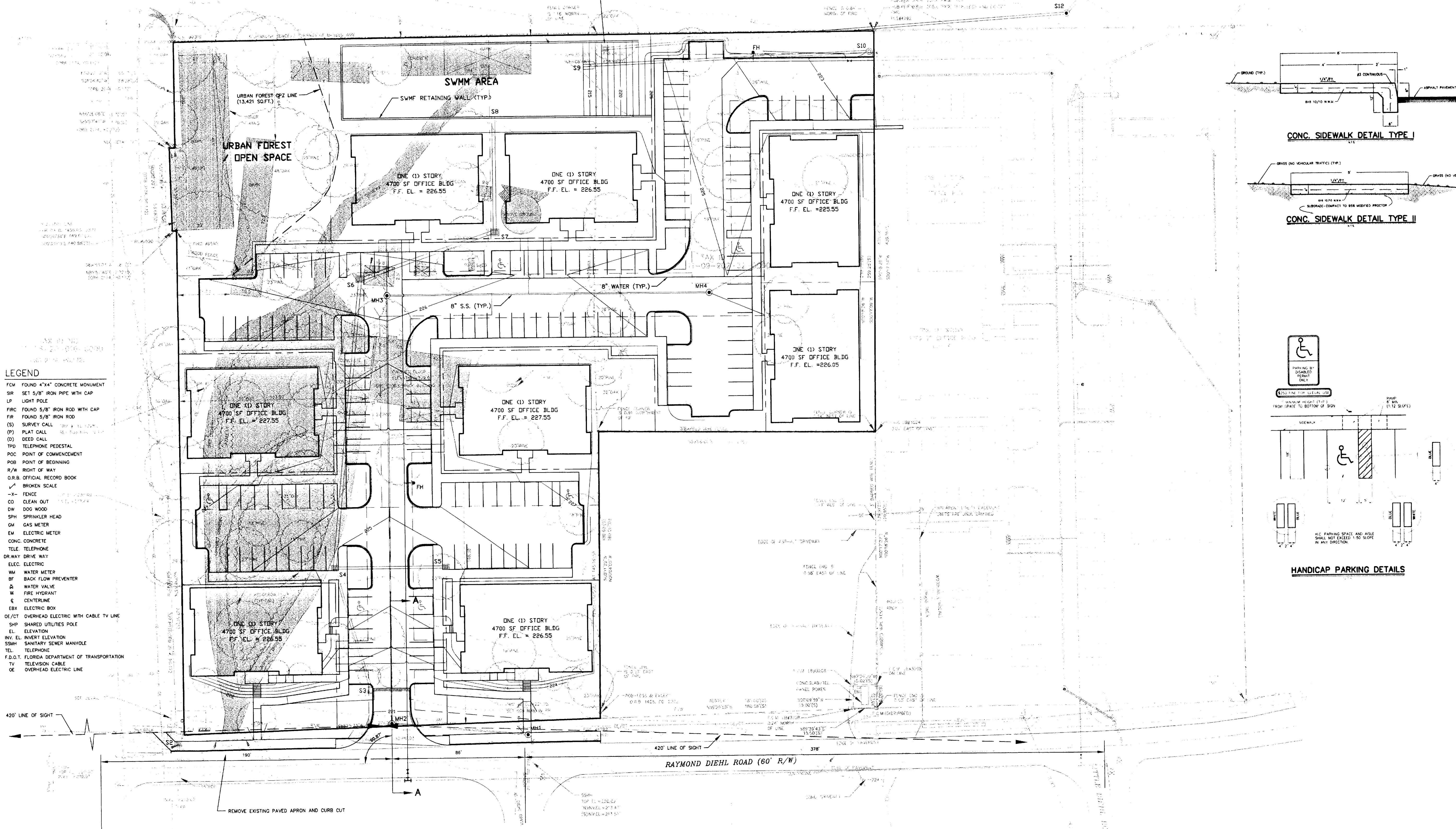
TYPE I REDEVELOPMENT  
(35,160 SQ.FT.)

INTERSTATE HIGHWAY NO. 10

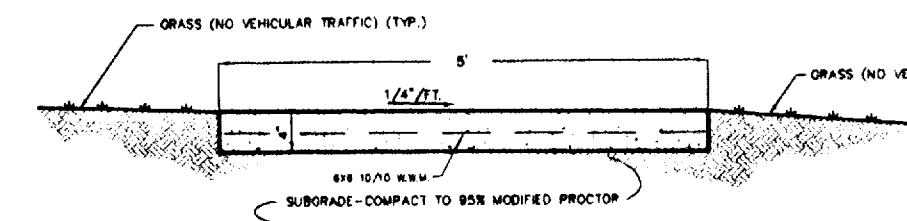
S11  
TYPE C RISER  
TOP EL. = 222.00  
24" WIDE SLOT EL. = 221.25 (2 REQ'D)  
3" CIRCULAR ORIFICE EL. = 216.00  
INV. EL. = 213.00



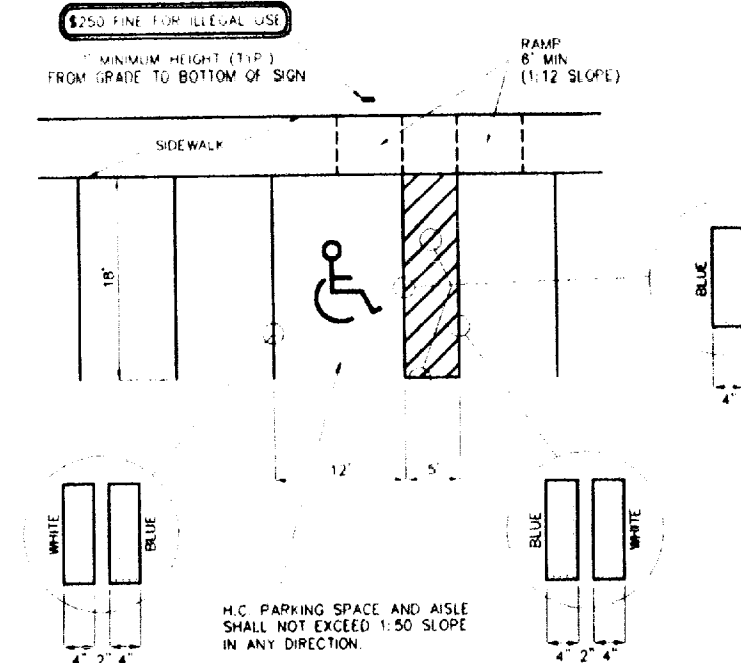
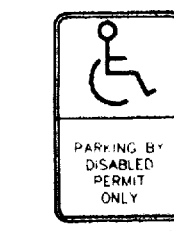
0 30 60  
SCALE: 1" = 30'



CONC. SIDEWALK DETAIL TYPE I



CONC. SIDEWALK DETAIL TYPE II



HANDICAP PARKING DETAILS

- LEGEND
- FCM FOUND 4"x4" CONCRETE MONUMENT
  - SIR SET 5/8" IRON PIPE WITH CAP
  - LP LIGHT POLE
  - FIRC FOUND 5/8" IRON ROD WITH CAP
  - FR FOUND 5/8" IRON ROD
  - (S) SURVEY CALL
  - (P) PLAT CALL
  - (D) DEED CALL
  - TPD TELEPHONE PEDESTAL
  - POC POINT OF COMMENCEMENT
  - POB POINT OF BEGINNING
  - R/W RIGHT OF WAY
  - O.R.B. OFFICIAL RECORD BOOK
  - ✓ BROKEN SCALE
  - X- FENCE
  - CO CLEAN OUT
  - DW DOG WOOD
  - SPH SPRINKLER HEAD
  - GM GAS METER
  - EM ELECTRIC METER
  - CONC. CONCRETE
  - TEL. TELEPHONE
  - DRWAY DRIVE WAY
  - ELEC. ELECTRIC
  - WM WATER METER
  - BF BACK FLOW PREVENTER
  - WV WATER VALVE
  - FX FIRE HYDRANT
  - C CENTERLINE
  - EBX ELECTRIC BOX
  - DE/CT OVERHEAD ELECTRIC WITH CABLE TV LINE
  - SHP SHARED UTILITIES POLE
  - EL. ELEVATION
  - INV. EL. INVERT ELEVATION
  - SSMH SANITARY SEWER MANHOLE
  - TEL. TELEPHONE
  - F.D.O.T. FLORIDA DEPARTMENT OF TRANSPORTATION
  - TV TELEVISION CABLE
  - OE OVERHEAD ELECTRIC LINE

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RESPONSE TO COTM	TIN	1/19/04
RESPONSE TO COTM	TIN	1/29/04

REVISIONS	C4
DATE: 12/18/03	
SCALE: 1" = 30'	
PROJECT NO: 03010000-B	
CAD NO:	
SHEET NO:	

NOT VALID UNLESS SIGNED AND DATED BY THE ENGINEER  
1/30/04

RUSSELL CORNERS  
PHASE II

GRADING, PAVING,  
DRAINAGE & UTILITIES  
PLAN

ELLIOTT & RUSSELL  
DEVELOPMENT, INC.

NEI  
Napier Engineering, Inc.  
3436 Gallant Fox Trail  
Tallahassee, Florida 32309  
Land Planning - Civil Engineering - Permitting  
Phone (850) 668-9887 Fax (850) 668-3622  
mailto:napiere@napier-engineering.com







PROPOSED URBAN FOREST / OPEN SPACE

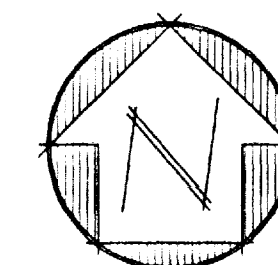
PROPOSED TYPE A BUFFER

PROPOSED LOT LINES

PROPOSED INGRESS/EGRESS, PARKING,  
UTILITY, STORMWATER MANG. & DRAINAGE EASEMENT (TYP.)

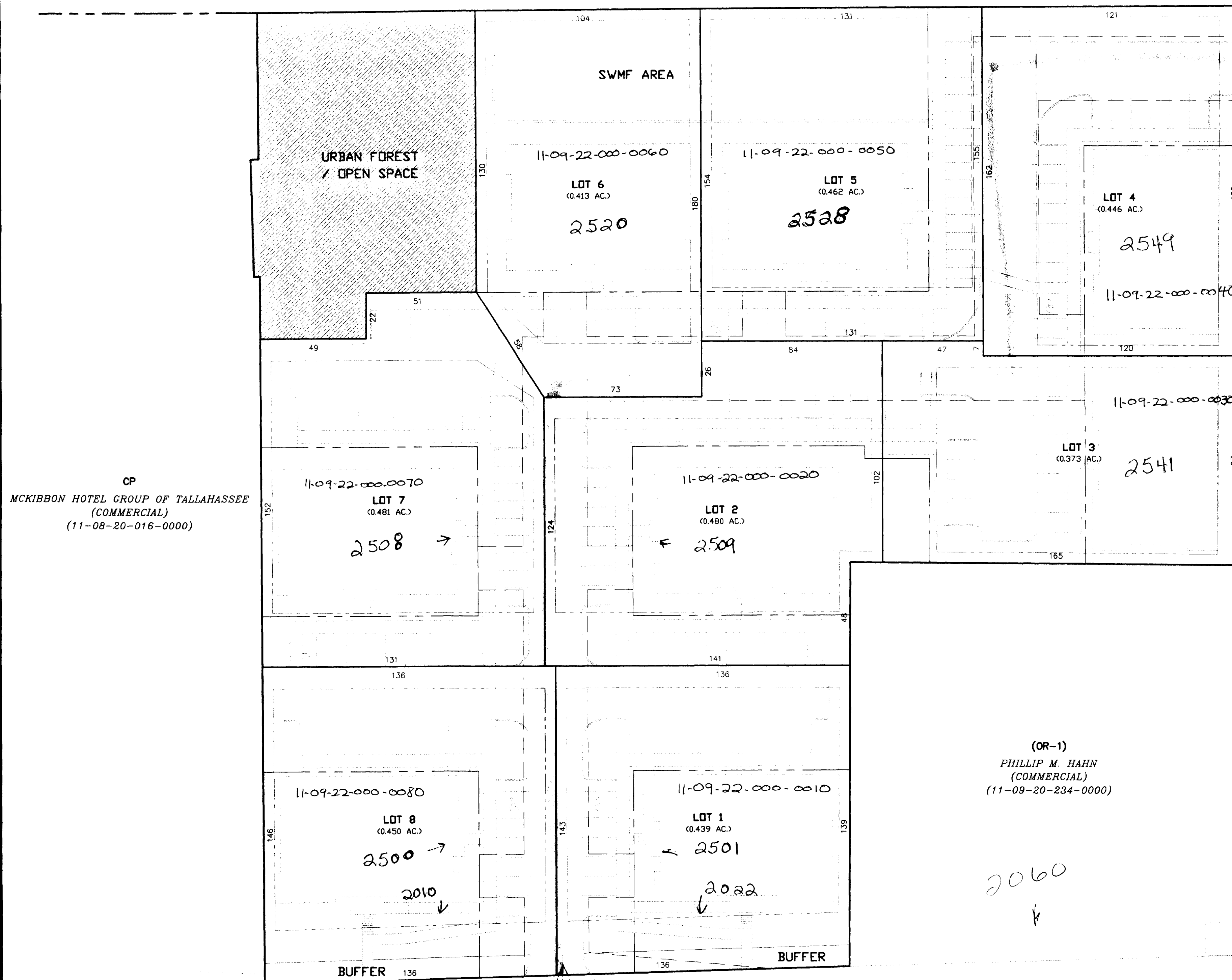
PROPOSED CITY OF TALLAHASSEE W&S EASEMENT

PROPOSED BUILDING SETBACKS



0 30 60  
SCALE: 1" = 30'

INTERSTATE 10



OP  
MCKIBBON HOTEL GROUP OF TALLAHASSEE  
(COMMERCIAL)  
(11-08-20-016-0000)

(OR-1)  
PHILLIP M. HAHN  
(COMMERCIAL)  
(11-09-20-234-0000)

2573  
11-09-20-233-0050

(OR-1)  
ELLIOTT & RUSSELL  
DEVELOPMENT, INC.  
(RUSSELL CORNERS)  
(LIMITED PARTITION, LOTS 1-5)  
(11-09-20-233-0000)

(OR-1)  
JACK C. JOHNSON  
(RESIDENTIAL)  
(11-09-20-228-0000)

RAYMOND DIEHL ROAD

Barrington Cir

Barrington Cir

(R-3)  
AMI VILLAGE GREEN, INC.  
(COMMERCIAL)  
(11-08-75-A-0061)

(RP-2)  
GERALD CULBRETH  
(RESIDENTIAL)  
(11-09-90-000-0010)

(RP-2)  
HAL E. MCCORD  
(RESIDENTIAL)  
(11-09-90-000-0021)

(RP-2)  
ERNEST M. HOWARD, JR.  
(RESIDENTIAL)  
(11-09-90-000-0020)

(RP-2)  
FRANK C. DAERNIA  
(RESIDENTIAL)  
(11-09-15-00-0060)

(RP-1)  
HILDA W. CARTER TRUST  
(RESIDENTIAL)  
(11-09-20-606-0000)

#### PRELIMINARY PLAT DATA

1. DEVELOPMENT NAME: RUSSELL CORNERS II
2. DEVELOPER: ELLIOTT & RUSSELL DEVELOPMENT, INC.  
1690 RAYMOND DIEHL ROAD  
TALLAHASSEE, FLORIDA 32308  
850-385-4646
3. APPLICANT: ELLIOTT & RUSSELL DEVELOPMENT, INC.  
1690 RAYMOND DIEHL ROAD  
TALLAHASSEE, FLORIDA 32308  
850-385-4646
4. ENGINEER: NAPIER ENGINEERING, INC.  
3436 GALLANT FOX TRAIL  
TALLAHASSEE, FLORIDA 32309  
850-668-9887
5. SUPPORT: CORNERSTONE LAND SURVEYING, INC.  
715 N. CALHOUN STREET  
TALLAHASSEE, FLORIDA 32303  
850-668-7330
6. TAX ID NO.: 11-09-20-232-0000
7. PARENT PARCEL AREA: 168,686.60 SQ.FT. (3.873 AC.)
8. ZONING: OR-1
9. LOT NO.1: LOT AREA: 19,110.63 SQ.FT. (0.439 AC.)  
LANDSCAPE AREA: 5,346.15 SQ.FT. (27.97%)  
CANOPY COVERAGE: (748 SQ.FT. / 2,336 SQ.FT.) X 100% = 32.02%  
BUILDING AREA: 4,700 SQ.FT.
10. LOT NO.2: LOT AREA: 20,908.41 SQ.FT. (0.480 AC.)  
LANDSCAPE AREA: 5,476.73 SQ.FT. (26.19%)  
CANOPY COVERAGE: (1,546 SQ.FT. / 4,330 SQ.FT.) X 100% = 35.70%  
BUILDING AREA: 4,700 SQ.FT.
11. LOT NO.3: LOT AREA: 16,262.25 SQ.FT. (0.373 AC.)  
LANDSCAPE AREA: 5,017.79 SQ.FT. (30.86%)  
CANOPY COVERAGE: (728 SQ.FT. / 2,340 SQ.FT.) X 100% = 33.02%  
BUILDING AREA: 4,700 SQ.FT.
12. LOT NO.4: LOT AREA: 19,413.51 SQ.FT. (0.446 AC.)  
LANDSCAPE AREA: 4,560.22 SQ.FT. (23.55%)  
CANOPY COVERAGE: (581 SQ.FT. / 2,340 SQ.FT.) X 100% = 24.83%  
BUILDING AREA: 4,700 SQ.FT.
13. LOT NO.5: LOT AREA: 20,131.73 SQ.FT. (0.462 AC.)  
LANDSCAPE AREA: 5,098.32 SQ.FT. (25.32%)  
CANOPY COVERAGE: (1,004 SQ.FT. / 3,296 SQ.FT.) X 100% = 30.46%  
BUILDING AREA: 4,700 SQ.FT.
14. LOT NO.6: LOT AREA: 17,981.71 SQ.FT. (0.413 AC.)  
LANDSCAPE AREA: 4,682.23 SQ.FT. (26.04%)  
CANOPY COVERAGE: (395 SQ.FT. / 988 SQ.FT.) X 100% = 39.98%  
BUILDING AREA: 4,700 SQ.FT.
15. LOT NO.7: LOT AREA: 20,952.93 SQ.FT. (0.481 AC.)  
LANDSCAPE AREA: 5,498.35 SQ.FT. (26.24%)  
CANOPY COVERAGE: (1,879 SQ.FT. / 4,804 SQ.FT.) X 100% = 39.11%  
BUILDING AREA: 4,700 SQ.FT.
16. LOT NO.8: LOT AREA: 19,603.09 SQ.FT. (0.450 AC.)  
LANDSCAPE AREA: 5,812.93 SQ.FT. (29.65%)  
CANOPY COVERAGE: (729 SQ.FT. / 2,328 SQ.FT.) X 100% = 31.74%  
BUILDING AREA: 4,700 SQ.FT.
17. URBAN FOREST/OPEN SPACE AREA: 14,317 SQ.FT. (0.48%)  
(13,353 SQ.FT. REQUIRED)
18. ALL ADA MINIMUM CRITERIA FOR SIDEWALKS IN THIS DEVELOPMENT SHALL BE MET.
19. A COMPLETE SET OF SIDEWALK CONSTRUCTION PLANS SHALL BE SUBMITTED TO PUBLIC WORKS TRAFFIC ENGINEERING AT THE TIME OF ENVIRONMENTAL PERMITTING. THE PLANS SHALL INCLUDE PLAN, PROFILE, AND CROSS-SECTIONS.

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DESIGNED BY:	TIN
CHECKED BY:	TIN
DATE:	12/18/03
SCALE:	1" = 30'
PROJECT NO.:	03-010
CAD NO.:	03010PLAT-B
SHEET NO.:	C5

NOT VALID FOR SALE  
11/30/04

ELLIOTT & RUSSELL  
DEVELOPMENT, INC.

PRELIMINARY PLAT

RUSSELL CORNERS II

CLIENT

SHEET TITLE

PROJECT

NEI  
Napier Engineering, Inc.  
3436 Gallant Fox Trail  
Tallahassee, Florida 32309  
EIR-744  
Land Planning - Civil Engineering - Permitting  
Phone: (850) 668-9887  
Fax: (850) 668-5623  
mailto:napier-engineering-inc.com